

IN RE: PETITION FOR ZONING VARIANCE  
NW/4 Beech Avenue, 130' from  
the c/l of Cherry Street  
(7406 Beech Avenue)  
14th Election District  
6th Councilmanic District  
April L. Rother  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 93-121-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance filed by the legal owner of the subject property, April L. Rother. The Petitioner requests relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 17 feet in lieu of the maximum permitted 15 feet for an existing garage. The Petitioner also requests relief from Section 1802.3.C.1 of the B.C.Z.R. to permit a side yard setback of 4 feet in lieu of the minimum required 10 feet, and a rear yard setback of 20 feet in lieu of the minimum required 30 feet for the existing garage in accordance with Petitioner's Exhibit 1.

Appearing on behalf of the Petition were April Rother, legal owner, and her husband, Wayne Rother. The Petitioners were represented by Anthony J. DiPaula, Esquire. Appearing as an interested party in the matter was Julia Chestnut, Chairperson of the Cherry Heights Committee.

Testimony indicated that the subject property, known as 7406 Beech Avenue, consists of 6,200 sq.ft. zoned D.R. 5.5 and is improved with a single family dwelling and detached two-car garage. The Petitioners are desirous of converting the second floor of the subject garage to an apartment for Mr. Rother's mother who once occupied the subject residence and was a long-standing member of this community. The Petitioner testified

that the subject garage was built many years ago and has always been 17 feet in height. As a result of this height, the requested variance is necessary.

The Petitioners also requested variances from Section 1802.3.C.1 in the event the garage was determined to be a principle structure by virtue of the proposed improvements. Specifically, the Petitioner has connected the garage to the dwelling by way of a covered passageway in an attempt to provide easy access to the main dwelling from the garage. I do not believe that this connection would cause the subject garage to become a principle structure in and of itself. Further, Mr. Rother testified that he intended to provide toilet facilities in the apartment so that his mother would not have to leave her residence for such purposes. The testimony and evidence presented was clear that the elder Mrs. Rother would only use the second floor of the garage for sleeping and bathing. I find that the addition of toilet facilities does not cause the garage to become a second dwelling unit and that the subject garage shall remain an accessory structure, provided there are no kitchen or cooking facilities therein. Further, the site plan identified herein as Petitioner's Exhibit 1 indicates that the subject garage meets all setback requirements for an accessory structure and as such, the relief sought from Section 1802.3.C.1 is not necessary and shall be dismissed as moot.

Julia Chestnut appeared and testified on behalf of the Cherry Heights Committee. Ms. Chestnut testified that she and her Committee are in favor of preserving the character and integrity of their neighborhood. Their objective in appearing at this hearing was to insure that the garage in question would not be converted to a second dwelling unit and eventually become a rental property on this lot. The testimony and evidence was

- 2 -

clear that the garage would only be used by Mr. Rother's mother and that there will be no kitchen facilities. Therefore, the subject garage shall not be considered a second dwelling unit. Further, the covered passageway was only added to provide access for the elder Mrs. Rother to the main dwelling and may be removed should the Petitioner desire to do so.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use

- 3 -

of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3<sup>rd</sup> day of December, 1992 that the Petition for Zoning Variance requesting relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 17 feet in lieu of the maximum permitted 15 feet for the proposed conversion of the second floor of an existing garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The conversion of the second floor of the subject garage is limited to living quarters and bathroom facilities, only. There shall be no kitchen or cooking facilities.
- 3) The subject apartment shall be limited to use by Mr. Rother's mother only. The apartment shall not be used as habitable space by any other person. In the event the Petitioners desire to allow another person to reside in the subject apartment, the Petitioner

- 4 -

shall request a public hearing to determine the appropriateness of same.

4) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.

5) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Zoning Variance requesting relief from Section 1802.3.C.1 of the B.C.Z.R. to permit a side yard setback of 4 feet in lieu of the minimum required 10 feet, and a rear yard setback of 20 feet in lieu of the minimum required 30 feet for the existing garage, in accordance with Petitioner's Exhibit 1, be and is hereby DISMISSED AS MOOT.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

December 3, 1992

(410) 887-4386

Mr. & Mrs. Wayne M. Rother  
7406 Beech Avenue  
Baltimore, Maryland 21206

RE: PETITION FOR ZONING VARIANCE  
NW/4 Beech Avenue, 130' SW of the c/l of Cherry Street  
(7406 Beech Avenue)  
14th Election District - 6th Councilmanic District  
April L. Rother, et al - Petitioners  
Case No. 93-121-A

Dear Mr. & Mrs. Rother:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3351.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Ms. Julia Chestnut  
Chairperson, Cherry Heights Committee  
7205 Linden Avenue, Baltimore, Md. 21206

Lenwood Johnson, Office of Planning  
People's Counsel  
File



Petition for Variance  
to the Zoning Commissioner of Baltimore County  
for the property located at 7406 Beech Ave.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 TO PERMIT AN ACCESSORY STRUCTURE HT. OF 17' IN LIEU OF THE REQUIRED 15' OR, IN THE ALTERNATIVE, VARIANCES FROM SECTION 1802.3.C.1 TO PERMIT A SIDE YARD SETBACK OF 4' IN LIEU OF THE REQUIRED 10' AND A REAR YARD SETBACK OF 20' IN LIEU OF THE REQUIRED 30' AND 30' REAR YARD SETBACK OF 30' IN LIEU OF THE REQUIRED 30' REMAINING OF THE Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

TENANT

Wayne M. Rother  
Wayne M. Rother  
7406 Beech Ave  
Baltimore, MD, 21206

Anthony J. DiPaula  
Anthony J. DiPaula

614 Boskey Rd. 928-9441  
Towson, MD, 21204

I, or we, solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)  
Type or Print Name  
Signature  
April L. Rother  
7406 Beech Ave. 668-4554  
Baltimore, MD, 21206

Wayne M. Rother  
Wayne M. Rother  
7406 Beech Ave. 668-4554  
Baltimore, MD, 21206

Estimated Length of Hearing  
Unsubstantiated for Hearing  
The following date: 10-5-92  
ALL  
RECEIVED BY: JCM DATE: 10-5-92  
118

THE DESCRIPTION  
- 3 copies required

Three copies of the zoning description of your property are required. Type or print this description, standard 8-1/2" x 11" sheets are acceptable. Most property descriptions, as stated on a deed, do not have adequate information. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 7406 Beech Ave.  
(Address)  
Beginning at a point on the N.W. side of Beech Ave. (north, south, east or west) 40' (name of street on which property fronts) which is 130' (number of feet of right-of-way width) side at the distance of 130' (number of feet) (north, south, east or west) of the centerline of the nearest improved intersecting street CHERRY ST. which is 20' wide. "Being lot (number of feet of right-of-way width) street) (number of feet) in the subdivision of CHERRY HEIGHTS (name of subdivision) as recorded in Baltimore County Plat Book 13, Folio 870, containing (number of total square feet or acres in lot) 15 ACRES. Also known as 7406 Beech Ave. and located in the 14th Election District. (property address)

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the lot, block and subdivision description as shown, instead state: "As recorded in Deed Liber ( ), Folio ( )" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 18° 27' 03" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and S. 08° 15' 22" W. 80 ft. to the place of beginning.

118

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**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 144 Date of Posting: 11/2/92  
Posted for: Wayne M. Rother  
Petitioner: April L. Rother  
Location of property: 7406 Beach Avenue, 130' from Cherry Street  
Location of Sign: Along road way on property being zoned  
Remarks: None  
Posted by: Wayne M. Rother Date of return: 11/2/92  
Number of Signs: 1

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. 10/22, 1992  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/22, 1992

THE JEFFERSONIAN,

S. Zake  
Publisher

Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-4150

Number

HEARING 11-20-92

93-121

DATE: 11/2/92  
TIME: 9:00 A.M.  
PLACE: 111 W. Chesapeake Avenue, Room 106, Towson, MD 21204

04A04W007AM10-05-92 \$50.00  
Please Make Checks Payable To: Baltimore County

111 West Chesapeake Avenue  
Towson, MD 21204

November 6, 1992

(410) 887-3353

Anthony J. DiPaola, Esquire  
614 Bosley Road  
Towson, MD 21204

RE: Item No. 118, Case No. 93-121-A  
Petitioner: April L. Rother, et al  
Petition for Variance

Dear Mr. DiPaola:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly:

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions and petitions comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this  
5th day of October, 1992.

Arnold Jardon  
DIRECTOR

Received By:

W. Carl Richard Jr.  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: April L. Rother, et al

Petitioner's Attorney: Anthony J. DiPaola

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DATE: 11-2-92

Wayne M. Rother  
7406 Beach Avenue  
Baltimore, Maryland 21206

RE:  
CASE NUMBER: 93-121-A (Item 118)  
M/S Beach Avenue, 130' from c/l Cherry Street  
7406 Beach Avenue  
14th Election District - 6th Councilmanic  
Legal Owner(s): April L. Rother  
Tenant: Wayne M. Rother  
HEARING: FRIDAY, NOVEMBER 20, 1992 at 9:00 a.m. in Rm. 106, Office Building.

Dear Petitioner(s):

Please be advised that \$ 63.58 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

ARNOLD JARDON  
DIRECTOR

cc: Anthony J. DiPaola, Esq.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-121-A (Item 118)  
M/S Beach Avenue, 130' from c/l Cherry Street  
7406 Beach Avenue  
14th Election District - 6th Councilmanic  
Legal Owner(s): April L. Rother  
Tenant: Wayne M. Rother  
HEARING: FRIDAY, NOVEMBER 20, 1992 at 9:00 a.m. in Rm. 106, Office Building.

Variance to permit an accessory structure height of 17 feet in line of the required 15 feet; or in the alternative, variances to permit a side yard setback of 4 feet and a rear yard setback of 20 feet in line of the required 10 feet and 30 feet respectively.

Lawrence E. Schick  
Lawrence E. Schick

Zoning Commissioner of  
Baltimore County

cc: Wayne M. Rother  
Anthony J. DiPaola, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ April L. and Wayne M. Rother			10-19-92 NC
DED DEPRM RP STP TE			
✓ York Stevenson Limited Partnership	121		NC
DED DEPRM RP STP TE			
✓ Cheryl Cronin	122		NC
DED DEPRM RP STP TE			
✓ Operating engineers Local No. 37	123		NC
DED DEPRM RP STP TE			
Baltimore Gas And Electric Company	124		Comment
DED DEPRM RP STP TE			
✓ St Paul's Boy's and Girls school of St. Paul's Parish	125		NC
DED DEPRM RP STP TE			
✓ Melvin N. and Debbie G. Kramer	126		NC
DED DEPRM RP STP TE			
✓ John Henry and Elaine Eleanor Baker	127		NC
DED DEPRM RP STP TE			
Lewis Brooks Ramsey	128		Comment
DED DEPRM RP STP TE			
COUNT 9			
Stonegate at Patapsco (Aerial Property)			6-1-92
90476 ZON DED TE (Waiting for developer to submit plans first)			
COUNT 1			
FINAL TOTALS			
COUNT 10			

SHA Maryland Department of Transportation  
State Highway Administration

O James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No. 1118 (JRM)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

David Ramsey 10/17/92  
John Contestabile, Chief  
Engineering Access Permits  
Division

Rec'd 10/21/92

My telephone number is \_\_\_\_\_  
Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 548-0481 D.C. Metro - 1-800-492-5063 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717



## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: October 27, 1992

FROM: Ervin McDaniel, Chief  
Office of Planning and Zoning  
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee  
(October 19, 1992)

The Office of Planning and Zoning has no comments on the following petition(s):

April L. Rather, Item No. 118

If there should be any further questions or if this office can provide additional  
information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: Francis MorseyDivision Chief: Ervin McDaniel

EMC/DM:rdn

118.ZAC/ZAC1

DPM/Traffic Engineering  
Development Review Committee Response Form  
Authorized Signature

10/20/92

Date: 10/21/92

Project Name: Rather Family  
File Number: \_\_\_\_\_  
Waiver Number: \_\_\_\_\_  
Zoning Issue: \_\_\_\_\_  
Meeting Date: \_\_\_\_\_

DED DEPRM RP STP TE 118 N/C 10-19-92

DED DEPRM RP STP TE 121 M/T

DED DEPRM RP STP TE 122 W/C

DED DEPRM RP STP TE 123 N/C

DED DEPRM RP STP TE 124 N/C

DED DEPRM RP STP TE 125 N/C

DED DEPRM RP STP TE 126 N/C

DED DEPRM RP STP TE 127 N/C

DED DEPRM RP STP TE 128 N/C

COUNT 9

COUNT 10

COUNT 11

COUNT 12

COUNT 13

COUNT 14

COUNT 15

COUNT 16

COUNT 17

COUNT 18

COUNT 19

COUNT 20

COUNT 21

COUNT 22

COUNT 23

COUNT 24

COUNT 25

COUNT 26

COUNT 27

COUNT 28

COUNT 29

COUNT 30

COUNT 31

COUNT 32

COUNT 33

COUNT 34

COUNT 35

COUNT 36

COUNT 37

COUNT 38

COUNT 39

COUNT 40

COUNT 41

COUNT 42

COUNT 43

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COUNT 47

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COUNT 49

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COUNT 51

COUNT 52

COUNT 53

COUNT 54

COUNT 55

COUNT 56

COUNT 57

Baltimore County Government  
Fire Department700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

OCTOBER 16, 1992

(410) 887-4500

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: APRIL L. ROTHER

Location: #7406 BEECH AVENUE

Item No.: 118 (JCM) Zoning Agenda: OCTOBER 19, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by  
this Bureau and the comments below are applicable and required to be  
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Carl Jerry Fisher  
Planning Group  
Special Inspection Division

JP/REK

Rec'd 10/21/92

7205 Linden Avenue  
Baltimore, Md. 21206  
November 6, 1992

Mr. Lawrence Schmidt, Zoning Commissioners  
400 Washington Avenue  
Towson, Maryland, 21204

Dear Mr. Schmidt:

We the Community of Cherry Heights, Overlea, Maryland had a  
community meeting on Monday, October 26, 1992 and decided to dismiss  
the complaints against Mr. Wayne Rother, at 7406 Beech Avenue.  
But let it be known to all neighbors that we will keep a close watch  
for any other zoning violator.

Thanks for your co-operation in this matter.

Sincerely,

Julia Chestnut

Julia Chestnut, Chairperson

Cherry Heights Committee

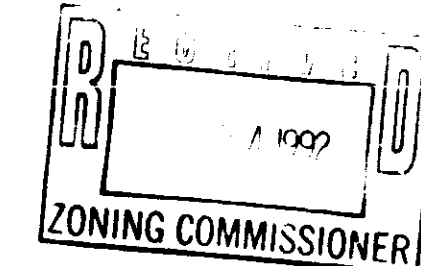
John Jackson

John Jackson, Asst-Chairperson

Cherry Heights Committee

ARNOLD JABLON  
cc: David Fields  
Wayne Rother  
Lenwood Johnson

SEE ENCLOSURES:

APPLICATION FOR PERMIT  
BALTIMORE COUNTY MARYLAND  
OFFICE OF THE BUILDING ENGINEER  
TOWSON, MARYLAND 21204

OEA: JMS/JF

PERMIT # 93-121-A  
RECEIPT # 93-121-A  
CONTROL # 93-121-A  
XREF # \_\_\_\_\_

FEE: 40.00+5.00  
PAID: 45.00  
PAID BY: Wayne Rother  
INSPECTOR: JP/REK

I HAVE CAREFULLY READ THIS APPLICATION  
AND KNOW THE SAME IS CORRECT AND TRUE,  
AND THAT IN DOING THIS WORK ALL PARTS  
AND SIDES OF THE BALTIMORE COUNTY CODE AND  
APPROPRIATE STATE REGULATIONS WILL BE  
COMPLIED WITH WHETHER HEREIN SPECIFIED  
OR NOT AND WILL REQUEST ALL REQUIRED  
INSPECTIONS.

BUILDING 1 or 2 F.A.M.  
CODE CODE  
BOCA CODE

TYPE OF IMPROVEMENT  
1. NEW BLDG CONST  
2. ADDITION  
3. ALTERATION  
4. REPAIR  
5. WRECKING  
6. MOVING  
7. OTHER

TYPE OF USE  
1. ONE FAMILY  
2. TWO FAMILY  
3. THREE AND FOUR FAMILY  
4. FIVE OR MORE FAMILY  
5. ENTERIAL (NO UNITS)  
6. SWIMMING POOL  
7. GARAGE  
8. OTHER

RESIDENTIAL  
01. ONE FAMILY  
02. TWO FAMILY  
03. THREE AND FOUR FAMILY  
04. FIVE OR MORE FAMILY  
05. ENTERIAL (NO UNITS)  
06. SWIMMING POOL  
07. GARAGE  
08. OTHER

TYPE OF FOUNDATION  
1. SLAB  
2. BLOCK  
3. CONCRETE

BASEMENT  
1. FULL  
2. PARTIAL  
3. NONE

TYPE OF CONSTRUCTION  
1. MASONRY  
2. WOOD FRAME  
3. STRUCTURE STEEL  
4. REIN. CONCRETE

TYPE OF HEATING FUEL  
1. GAS  
2. OIL  
3. ELECTRICITY  
4. SOLAR

TYPE OF WATER SUPPLY  
1. PUBLIC SYSTEM  
2. PRIVATE SYSTEM  
3. WELL  
4. OTHER

SEWERAGE DISPOSAL  
1. YES  
2. NO  
3. OTHER

APPROVAL SIGNATURES  
DATE

1. Wayne Rother  
2. JP/REK  
3. JP/REK  
4. JP/REK  
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**BALTIMORE COUNTY, MARYLAND**  
DEPARTMENT OF PERMITS AND LICENSES  
TOWSON, MARYLAND 21204

*JLR/Rij*  
BUILDINGS ENGINEER

**BUILDING PERMIT**

PERMIT #: B069254 CONTROL #: MR DIST: 14 PREC: 04  
DATE ISSUED: 09/10/90 TAX ACCOUNT #: 1408056380 CLASS: 04

PLANS: CONST 02 PLOT 0 R PLAT 0 DATA 0 ELEC YES PLUM YES  
LOCATION: 7406 BEECH AVE  
SUBDIVISION: CHERRY HEIGHTS

OWNERS INFORMATION  
NAME: ROTHER, WAYNE & APRIL  
ADDR: 7406 BEECH AVE BALTIMORE, MD 21206

TENANT:  
CONTR: OWNER  
ENGR: GEORGE L. & CATHERINE C. BOHANAN  
WORK: CONST. 2ND STY. ADD. OVER EXIST. DETACH. GARAGE  
ADD. USED AS STUDIO (NO BATH) & STAIRS LOCATED  
ON SIDE OF GARAGE. ADD. (30X30X10) 900 SF.  
STAIRS (3X8) 24 SF. ALT. TO REMOVE ROOF FOR  
PROPOSED ADD. TOTAL ADD. 924 SF. NO CHANGE IN  
SETBACKS. PLANS DETERMINED BY INSPECTOR.

BLDG. CODE: 1 AND 2 FAM. CODE  
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

ESTIMATED \$ PROPOSED USE: SFD & ADDITION/ALTERATION  
8,000.00 EXISTING USE: SFD

TYPE OF IMPRV: ADDITION  
USE: ONE FAMILY  
FOUNDATION: CONCRETE  
SEWAGE: PUBLIC EXIST

BASEMENT: NONE  
WATER: PUBLIC EXIST

**LOT SIZE AND SETBACKS**

SIZE: 040/000X155/000  
FRONT STREET:  
SIDE STREET:  
FRONT SETB: NC  
SIDE SETB: NC/NC  
SIDE STR SETB:  
REAR SETB: NC

THIS PERMIT  
EXPIRES ONE  
YEAR FROM DATE  
OF ISSUE

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

116-1174  
BALTIMORE COUNTY, MARYLAND  
Department of Permits and Licenses  
Office of Building Engineer  
County Office Building  
Towson, Maryland 21204

Telephone: 887-3907

Part Of Building Inspected

Approved ( ) Disapproved ( )  
*General*  
Remarks: *7406*  
*1-24-92* *Y/C*

DPL 116-1174 *Paul C. Hohn*  
BALTIMORE COUNTY, MARYLAND  
Department of Permits and Licenses  
Office of Building Engineer  
County Office Building  
Towson, Maryland 21204

Telephone: 887-3907

Part Of Building Inspected:

Approved ( ) Disapproved ( )  
Remarks: *OK to waive*  
*Plans* *MC*

*Building Ins 887-3616*

*Take on Deck*

*Stairs*

7205 Linden Avenue  
Baltimore, Maryland 21206  
November 12, 1992

Mr. Lawrence Schmidt, Zoning Commissioner  
400 Washington Avenue  
Towson, Maryland 21204

Dear Mr. Schmidt:

We the Community of Cherry Heights, Overlea, Maryland, Had a  
Community Meeting on Monday, October 26, 1992, and decided to  
dismiss the complaints against Wayne Rother, at 7406 Beech Avenue,  
But let it be known to all neighbors that we will be observing very  
closely for other Zoning Violator.

Thanks for your cooperation in this matter.

Sincerely,

*Julia Chestnut*

Julia Chestnut, Chairperson  
Cherry Heights Committee

*John Jackson*

John Jackson, Assit-Chairperson  
Cherry Heights Committee

cc: David Fields  
Wayne Rother

*Pet Ex #5*

93-121-A

*118*

*113*

*118*

*Photographs  
in  
Case 93-121-A*



